

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Tiffany A. Adams  
Christopher W. Sitarski Sr.  
Debtor(s)

CHAPTER 13

LAKEVIEW LOAN SERVICING LLC  
Movant

vs.

NO. 20-12632 ELF

Tiffany A. Adams  
Christopher W. Sitarski Sr.  
Debtor(s)

11 U.S.C. Sections 362

William C. Miller Esq.  
Trustee

**ORDER**

AND NOW, this 20th day of October, 2020 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is **GRANTED** and the automatic stay under 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 34 East Hendrickson Avenue, Morrisville, PA 19067 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**